

STEPHEN COCKEY HOUSE

Exhibiting two different early methods of construction, the Stephen Cockey House should be seen as one of Baltimore County's important early buildings. The largest and most formal section of the dwelling is a Federal period (1790's - 1820's) structure with full two story log walls. It is a side hall and parlor arrangement with mouldings and mantle-pieces of the period.

There is also a 1½ story stone section to the house which forms the north wing. Physical evidence suggest that this structure may have been an earlier duplex dwelling with massive interior chimneys on each end. That this small stone cottage would be enlarged by the log Federal block thus becoming a substantial farm house is some indication of the growth of the Cockey family and the development of this neighborhood. It was in the first decade of the 19th century that the Falls Turnpike was completed within sight of this house and in addition to their farm the Cockeys operated a nearby tavern that is still standing.

There are some early outbuildings with this house including a stone meathouse, the remains of a stone carriage house and a combination stone and post-and-beam bank barn. There is also a family cemetery with a good many tombstones some of which date from the late 18th century.

MARYLAND HISTORICAL TRUST

BA - 1665
MAGI - 0316654204

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Stephen Cockey House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

10751 Falls & Joppa Rd.

CITY, TOWN

Towson

VICINITY OF

CONGRESSIONAL DISTRICT

Eighth

STATE

Maryland

COUNTY
Baltimore

3 CLASSIFICATION

CATEGORY

___DISTRICT

☒BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

☒PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

☒OCCUPIED

___UNOCCUPIED

___WORK IN PROGRESS

ACCESSIBLE

☒YES: RESTRICTED

___YES: UNRESTRICTED

___NO

PRESENT USE

___AGRICULTURE

___COMMERCIAL

___EDUCATIONAL

___ENTERTAINMENT

___GOVERNMENT

___INDUSTRIAL

___MILITARY

___MUSEUM

___PARK

☒PRIVATE RESIDENCE

___RELIGIOUS

___SCIENTIFIC

___TRANSPORTATION

___OTHER:

4 OWNER OF PROPERTY

NAME

LeRoy E. Peddy

Telephone #:

STREET & NUMBER

Unknown

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 4897

Folio #: 237

STREET & NUMBER

CITY, TOWN

Towson

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___FEDERAL ___STATE ___COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

BA-1665

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>Dec., 1978</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The house which the History of the Green Spring Valley calls the "Stephen Cockey House" is an extremely interesting building that can teach us much about early Baltimore County architecture. It was the main house for a 180 acre farm that is one of at least three Cockey family homesteads remaining in the area. The northern part of the county owes much of its history to that family which settled here in the late 17th century. This particular house is no grand dwelling but is instead an example of the more typical home for a large farming family. It is typical insofar as the house evolved over a period of time and is illustrative of the different building techniques which were employed in rural areas between the end of the Colonial era and the more settled years of the late Federal and early Victorian periods.

The present building is derived from two distinctly different periods. The "new" portion is a large central hall plan house with both stories of all four walls being of log or plank construction. An older $1\frac{1}{2}$ story wing is of stone construction and shows evidence of having been a duplex with massive chimneys at each end. While one write-up makes the log portion of this house out to be more of a "big house" than it is there is certainly a marked contrast between the almost purely functional stone dwelling(s) that constitute the north wing and the more formal qualities exhibited by the south section. In it there is consideration for a formal parlor, a specific dining area and the rooms are trimmed out with architrave-like mouldings. The south parlor has a simple but decorative mantelpiece with a channeled surround that appears Federal in nature.

The stone structure, however, creates living spaces that are minimal in size with all of the living functions being restricted to one room up and one down in each half of the building. The lower room is the principal living area and it has a total orientation to the large fireplace that is served by a massive interior chimney. This sole source of heat was not taken for granted in a climate that is not all together kind in the winter months. This little duplex was compact shelter unconcerned with image or position.

Exterior-

The north wing of this house may be read as an independent stone structure to which the two story log building was added later. This section is a $1\frac{1}{2}$ story building that is four bays long and two deep. It is capped with a gable end roof with shallow eaves. There is an interior end chimney on the north end and interior evidence suggests that there was one in the south end as well. The existing chimney is stone on the interior with a brick cap.

The interior bays of both the east and west facades contain what appear to be original side-by-side separate entrances. These are the strongest suggestion of a duplex plan. The outer bays of the first level have a 6/6 sash window with smaller 9 light casements above. The inner bays of the upper story are unvented.

CONTINUE ON SEPARATE SHEET IF NECESSARY

Item 7, page 2

The north end is windowless. Tongue-and-groove protruding beneath the ends of the asphalt roofing suggest that the roof is replacement material.

Modern stucco conceals the stone construction, however, a major portion of this material has fallen from the northwest corner thus revealing the original construction. Multi-colored random stones are laid with no coursing. Occasional brick rubble is visible. If the other windows are identical to the lower northwest window they have thick wooden sills and brick segmental arches. The doors and windows (west side) have matching frames consisting of wide beaded panels. They are as wide as the walls are thick - 18". There are batten doors on the west side.

This building is 22' deep and 28' long. While the fenestration is regular the stone wing exhibits the same unbalance as the log portion in that one half of the building is longer than the other. On the west facade, for instance, the north window is 54" from the end of the building; the south window only 30". The large interior chimney of the log wing may account for this imbalance in that portion; the "shortness" of the south half of the stone section may be due to the removal of the original south end wall.

The interior of the stone wing is like that of a duplex in that one half mirrors the other with respect to each having an east and west door, an east and west window, and fireplaces and corner string stairs. Those of the south half occupying the southwest corner of the room and those of the north half the northeast corner. The stairs in the south room, however, may have been relocated in order to accommodate a doorway into the dining room of the added log portion. The two rooms are currently connected.

The present occupant altered the north fireplace but recalls its largeness and the crane referred to in the two printed articles on this house. One can still see, however, that this fireplace was served by a massive interior stone chimney that is 59" wide protruding into the room 29".

While this structure makes a strong statement about the no nonsense quality of early rural architecture the building is not puritanical in nature either. Plain architrave moulding decorates the doors and windows.

The upper room of each half is characterized by the trapezoidal ceilings common to $\frac{1}{2}$ stories. It might be properly termed a $\frac{3}{4}$ story, however, since the distance of the plates above the floor is 68". Although they are visible in other places in the south section the logs of that portion are most clearly seen in the upper room of the south half of the stone building. The south wall of that room exhibit hewn logs, $7\frac{1}{2}$ " thick and 10" wide with plaster and chinking in between.

The upper north room of the stone building again is dominated by the existence of the interior chimney. There is no visible evidence of a fireplace. The chimney at this point is 59" wide protruding 29" into the room.

There is no known cellar nor is there an accessible crawl-space.

Exterior-

The two story central hall house which constitutes the south half of this building is the "newer" of the two parts. Conservative dating makes it at least 140 years old and probably more.

The exterior of this portion is covered with the same brown stucco as the north wing. The two story construction is three unequal bays wide and two deep, and is of log construction. The exterior was covered with clapboards. The building rests on a 15" fieldstone foundation and has a gable-end roof with deeply corniced gables. Interior end chimneys exit at the ridge.

Item 7, page 3

Perhaps because of the larger interior chimney on the south end the fenestration is regular but not centered to the block. Most windows have been altered to 1/1 sash but there are tall and short 4/4 sash on the west facade.

The west facade is the main side of the house and is characterized by its centrally located door and full single story porch. The lower story of this side was not stuccoed and remains clapboarded. They may be Victorian alterations. The first floor windows are floor to ceiling openings measuring 87" x 30". These are set in beaded frames. The door has been altered to accommodate a Victorian round arch raised panel door with sidelights and transom. The windows have louvered shutters. The porch itself consists mostly of modern materials although the fieldstone and brick foundation suggests that it might be a replacement.

The north end of the south wing is obscured by the stone wing except for the upper gable which is windowless. Both gables are deeply corniced. Butt joined soffit trims the eaves.

The south end exhibits regular two bay fenestration on all three levels. 1/1 sash appear in the vents of the first two stories and small casements vent the attic. A recent fire resulted in an emergency opening being chopped into the centrally located fireplace. This opening reveals a heavy hewn sill and the previously described logs.

The east facade repeats the appearance of the first, only it is stuccoed and has no porch.

Interior-

The interior of the south section follows the shape of a center hall plan on both floors. A relatively narrow hall 5½' in width separates parlors of nearly equal dimensions on the first floor. The north wing apparently became the kitchen at one point and the north parlor of the south wing was a dining room. A flue-chimney serves this room and the south half of the stone wing. The south parlor has a formal quality derived from the large windows, the decorative mouldings (architrave with 3/4 round edges) and the simple but decorative Federal style mantle. A large interior and chimney protrudes into the room 32". The present floor consists of 8" tongue-and-groove.

The hall contains a stairway along the north wall which has a definite formal quality but is not a "grand stairs" in the truest sense. These are open string switchback stairs with plain steps, a turned newel and balusters. The railing and balusters appear to be walnut.

The stairs lead to the second level where a hall separates halves that are subdivided to make four bedrooms. The northeast room connects with the upper story of the stone building. The upper hall contains an enclosed stairs leading to the attic.

The attic is unfinished and exhibits much in the way of early fabric. Vertically sawn principal rafters form trusses and are fixed at the ridge with a joint and trunnel. They are reinforced with collar beams lap joined and fixed with nails. Non-functional double struck nails were observed in this area as well. Hewn studs fixed with struck nails frame up the gable ends. These timbers have a smooth finished quality on two sides and a hewn appearance on the other. Purlins with shake shingles can be seen from underneath. The rafters rest on flat false plates.

Item 7, page 4

Logs (planks?) 6" - 7" in thickness have been verified in all four walls on both levels. The upper logs of the end walls can be seen in the attic by lifting floor boards. The floorboards are random width, some are very wide and measure up to 17½". Most of the southeast corner of the attic is covered with these wider boards. It was observed that nearly all of them in this area have newspapers attached to their undersides. One was lifted and it was observed that the paper was a c. December, 1822 Baltimore periodical (American?). Pieces of plaster or thick white wash attached suggests that perhaps the ceiling of the room below once had exposed ceiling joists and that they and the exposed floorboards were plastered and painted. The newspaper may have been a combination insulator and binding agent.

Among the many curious advertisements, shipping notices and announcements appearing in the one paper observed was for a sale in January 24, 1823 by order of the Orphans Court of Baltimore for items including paintings "of horses by Stubbs."

As two story log houses of this size are not well known in this region it seemed necessary to verify the existence of logs at both levels of all four walls. Logs 6" to 7" thick (deep) and 10" and wider that have chinked separations of 6" can be seen on both levels of the north wall from the north side standing within the stone wing. Similar logs can be seen in the south wall, four of them can be seen on the outside in the damaged fireplace opening, at least two can be seen from the attic. Punctures in the plaster and separations in the corners of the upper rooms allow a very limited look at logs in the side walls.

There is a cellar beneath this section. It is a full basement with rubble walls that show some attempt at coursing. Log joists can be seen which still contain their bark. They may be chestnut. They are 10" to 11" in diameter. There is an interior stairs to the cellar located beneath the main stairs in the hall and there is a bulkhead at the northeast corner of the room.

Item 7, page 5

Outbuildings-

Thirty-two feet from the northeast corner of the stone portion of the house is a building perceived to be a meathouse.

This windowless, stone building is made of rubble (quoining on corners) with a gable end roof. It runs East to West and measures 12' 4" in width, 18' in length with 7½' between the eaves and ground. Frame chicken coops have been added to the east end and the remnants of a western shed projects from the roof.

The roof has decayed and is partially collapsed as is a portion of the north wall.

On the interior one can see a brick floor, exposed hewn tie beams 4½" x 4", and a truss system that had upper and lower dovetailed collar beams fixed with cut nails. The principal rafters are anchored into log plates that are hewn on three sides (fourth side is round). The rafters are V-notched to fit the plates which are anchored into the stones of the wall. The trusses are fixed with large 6" cut spikes.

In addition to being windowless other evidence of this building having been a meathouse is the presence of meathooks and nails with string all fixed into the exposed beams. There are also loose longitudinal tie poles with bits of heavy string. These timbers, rafters and purlins have blackened appearances suggesting the smoking process although no vents are visible in the roof.

The mortar of the east end wall contains pottery and broken glass.

Stone wagon shed/barn-

On the north side of the land which runs East to the graveyard are the remains of a stone structure. The 1918 Tax Assessment of the Stephen Cockey property refers to a wagon shed on this parcel. The plowing of a garden within the foundation walls produced bushels of horseshoes, harness hardware, plow discs, hinges, etc. much of which was piled along the sides at the time of recording (Dec., 1978). Charred timbers suggest a fire.

This building also ran East to West in length although it probably had an orientation to the south. The foundations are 36' long and 25' deep (exterior). The foundation is 35" high on the northwest corner. Five stone piers are in a line on the south side spanning a distance of 27'. Each pier is 4½' x 22". The southeast pier is 26" high. These piers suggest the possibility of a two story structure, possibly a bank barn.

Joseph McCaffrey, whose family has lived on this land since the 1920's says that the c. 1950's stone cottage which is just a short distance south of this site is constructed of stone taken from this barn.

Bank Barn-

On the south side of the lane approximately one half the distance between the dwelling and the graveyard is a large bank barn that appears on the 1918 tax list and which is probably a late 19th century building.

The building is 60' long and @ 40' deep. It is a proper post-and-beam structure resting on a stone base. Being built into a "bank" this lower portion constitutes its own story which appears to have been designed to accommodate livestock (principally horses) with the frame portion above being for the stockage of hay, grains, and agricultural equipment.

Item 7, page 6

The upper level is tri-partite with a central passage. The framing consists of massive posts, sills, braces and plates that are fastened via mortise-tenon-and trunnel. All of these members are hewn with the sills measuring 15" x 11".

The gable end roof evidences at least one replacement. The siding is vertical weatherboard attached with cut nails.

The lower level is defined by three uncoursed rubble walls (East, West, North) with the south wall being a series of openings between piers. The inner area is divided into as many as 10 horse stalls (may be original). The walls are 24" thick; there is quoining. There is a feed chute in the west end of the lower room. This area exhibits impressive framing which consists of a spine-like summer beam and joists with support posts. These elements are the same size as those above. The longitudinal sills (60') consists of three equal parts that are scarfed and locked with trunnels.

The upper level of the south side has an overhang of 8' that provides an area below which is sheltered in three sides by the stone end-walls and cantilever portion of the second story. In this area one can see the massive logs that form the cantilevers and joists of the upper level. The stalls are protected by a partition with an 8' setback and batten doors constructed with cut nails.

Graveyard-

Perhaps a hundred yards or so to the east of the bank barn stand the sad and dilapidated remains of the family graveyard. Harsh weather, fallen trees, horses and possible vandalism have resulted in the ruins of what was a large graveyard containing thirty to forty graves. There are/were some good examples of late 18th century and 19th century funerary sculpture as well as inscriptions bearing valuable historical data. This graveyard is one of the sites recorded by the Baltimore County Historical Society.

The regular placement of fieldstones in this area marks off plots if not graves themselves. In other parts of Maryland (eg. Calvert County) fieldstone markers are associated with the graves of slaves.

There were certainly other outbuildings on this farm. The present occupants remember a springhouse that was demolished this year by building activity on the lot adjoining the west. The 1913 tax assessment makes reference to a dairy which may or not have been this structure.

A shed of mostly modern materials stands off of the southeast corner of the house which contains a leather edged clapboard that is very early in appearance.

No privy site, blacksmithy, or slave quarters have been identified.

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1784 - 1820's (post 1725 BUILDER/ARCHITECT
Stone portion)

STATEMENT OF SIGNIFICANCE

Exhibiting two different early methods of construction, the Stephen Cockey House should be seen as one of Baltimore County's important early buildings. The largest and most formal section of the dwelling is a Federal period (1790's - 1820's) structure with full two story log walls. It is a side hall and parlor arrangement with mouldings and mantelpieces of the period.

There is also a 1½ story stone section to the house which forms the north wing. Physical evidence suggest that this structure may have been an earlier duplex dwelling with massive interior chimneys on each end. That this small stone cottage would be enlarged by the log Federal block thus becoming a substantial farm house is some indication of the growth of the Cockey family and the development of this neighborhood. It was in the first decade of the 19th century that the Falls Turnpike was completed within sight of this house and in addition to their farm the Cockeyes operated a nearby tavern that is still standing.

There are some early outbuildings with this house including a stone meathouse, the remains of a stone carriage house and a combination stone and post-and-beam bank barn. There is also a family cemetery with a good many tombstones some of which date from the late 18th century.

CONTINUE ON SEPARATE SHEET IF NECESSARY

TITLE SEARCH FOR STEPHEN COCKEY HOUSE
Parcel 444 MAP 60

<u>Liber</u>	<u>Folio</u>	<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
4897	237	July 9, 1968	Harry F. McCaffrey and wife	LeRoy E. Peddy et. al.
1766	142	July 7, 1949	Lillie C. McCaffrey	Harry F. McCaffrey & wf.
587	424	February 9, 1924	Charles Thomas Cockey	Thomas McCaffrey

"Beginning...iron pipe set on north side of a road...40' wide...
being distant South 88° 30' East 227.15 feet from a stone...
South 88° 30' East 253 feet...16 30' East 357.05 feet...575° 56'
West 200 feet .97 feet...512° 35' West 308.87 feet to place of
beginning...containing 1.68 acres of land."

(Thomas McCaffrey died March 9, 1929 and by Last Will & Testament
dated February 23, 1928 in Will Book WJP 26/56 devised all real
estate to his wife Lillie C. McCaffrey)

"Beginning...at a stone, the end of the first line of lot # 1 on
the plat...filed in the will of Stephen Cockey...North 16 3/4°
West 145' to a stone planted in 1875 as a boundary in the division line
of the Cockey Estate...North 73 1/2° East 1679 1/2'...South 11 1/2° West
900'...North 88 3/4° West 1017 1/2'...North 4 3/4° West 292' 9"...
South 85 1/2° West 355'...containing 19 37/100 acres...Being lot # 2."

Will Book WJP 21/221 July 20, 1903 Stephen Cockey

Item # 2 - To his nephew Charles Thomas Cockey (son of Charles
O. Cockey) he left lot # 2 containing a dwelling and bank barn,
corn house and wagon shop, containing 19 37/100 acres. (with
other buildings.)

Will Book 4/225 May 14, 1873 John Cockey

"...to my sons Stephen Cockey and Samuel Cockey...the farm on
which I now live situated on Falls Turnpike...about 180 acres of
land...to be equally divided...beginning on the Falls Turnpike
Road about halfway between the blacksmith and wheelright shop
and the log dwelling house and to run in an easterly direction
through the said farm...that portion...on the south side...to
my son Stephen...and...on the north of said line...to...Samuel..."

92	367	June 4, 1875	Stephen Cockey	Samuel Cockey
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Through the will of John Cockey the line drawn in the division
of the estate for sons Stephen and Samuel was not equal, therefore,
Stephen sells to Samuel 92 3/4 acres.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records
 Baltimore County Will Records
 Robert Taylor map of Baltimore City and County 1857
 Thomas, Dawn The Green Spring Valley: Its History and Heritage. Maryland Historical Society,
 Baltimore, Md., 1978.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

WAYNE L. NIELD, II
 HISTORIC TOWSON, INC.

ORGANIZATION

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438

COCKEY FAMILY HISTORY

The estate now known as the Stephen Cockey farm and the Cockey Tavern are situated on land that for generations had belonged to the Cockey family.

This present site is only part of 600 acres purchased in December, 1725 by Thomas Cockey from Jonathan Tipton, located northeast of the present Falls Road - Joppa Road intersection. This land comprised parts of tracts called Poor Jamaica Man's Plague, Port Royal, and Addition to Port Royal.

Through the line of inheritance, Thomas, who died in 1737, left the land to his nephew Thomas, who in turn willed the land to his sons Stephen, Caleb, Charles and John.

The earliest records known to show development of the land into a working farm are the 1798 Tax Assessments. Stephen is listed as owning parts of Poor Jamaica Man's Plague, containing several buildings including log dwellings, log and frame barns, a corn house, a lumber house, and others. This land is believed to be the same portion that now contains the homestead and tavern, and it is Stephen for whom the estate is named. It should be noted, however, that the dimensions listed in this tax assessment of the log structures match neither the log portion of the present dwelling or the log portion of the tavern.

From 1784 Stephen owned the land until his death January 3, 1797. His share then belonged to his brother John. Not much is known about this brother, however a surviving grave stone in the family graveyard records his death as being in 1824. His son John, known as John, Sr., was born in 1788, inherited the land in 1824, and governed the estate with his wife and children until his death in 1873.

With John, Sr.'s death the estate was divided. His will dated May 14, 1873 (WJP 4/225) leaves the tavern and lot to his son John, Jr. "now occupied by him and containing 3 acres of land."

Through physical examination and by way of early records it seems that the tavern was built in the early 19th century.

Because of its convenient location in relation to the Falls Road Turnpike, which had been under construction in 1808, it seems likely that the tavern was built in order to accomodate the influx of travelers which the new turnpike had brought.

John, Sr. divided the farm on which he lived "situated on the Falls Turnpike" between his sons Stephen and Samuel, dividing the line to begin "on the Falls Turnpike Road about halfway between the blacksmith and wheelright shop and the log dwelling house and to run in an easterly direction." After his death there was some question over the equality of the dividing line. Stephen, who inherited that land south of the line, then sold to his brother Samuel 92 3/4 acres to settle the dispute. Stephen then owned 107.94 acres.

John, Jr., who was evidently innkeeper of the tavern as well as resident, only out lived his father by four years. Upon his death his property was sold to his brother Stephen.

The next division of the land occurred in 1903 when Stephen divided his estate into five lots, recorded on a plat by T. H. Disney.

By way of a will written in that year, (WRJ 21/218) Stephen gave each lot to the children of his brother Charles O. Cockey. The "Tavern House Lot" or lot # 1 went to Joseph D. Cockey. Each other lot respectively went to Charles Thomas Cockey, Sterling H. Cockey, Laura Bosley (widow of James Bosley) and Stephen Edgar Cockey. This was the last time the estate was owned exclusively by the Cockey family.

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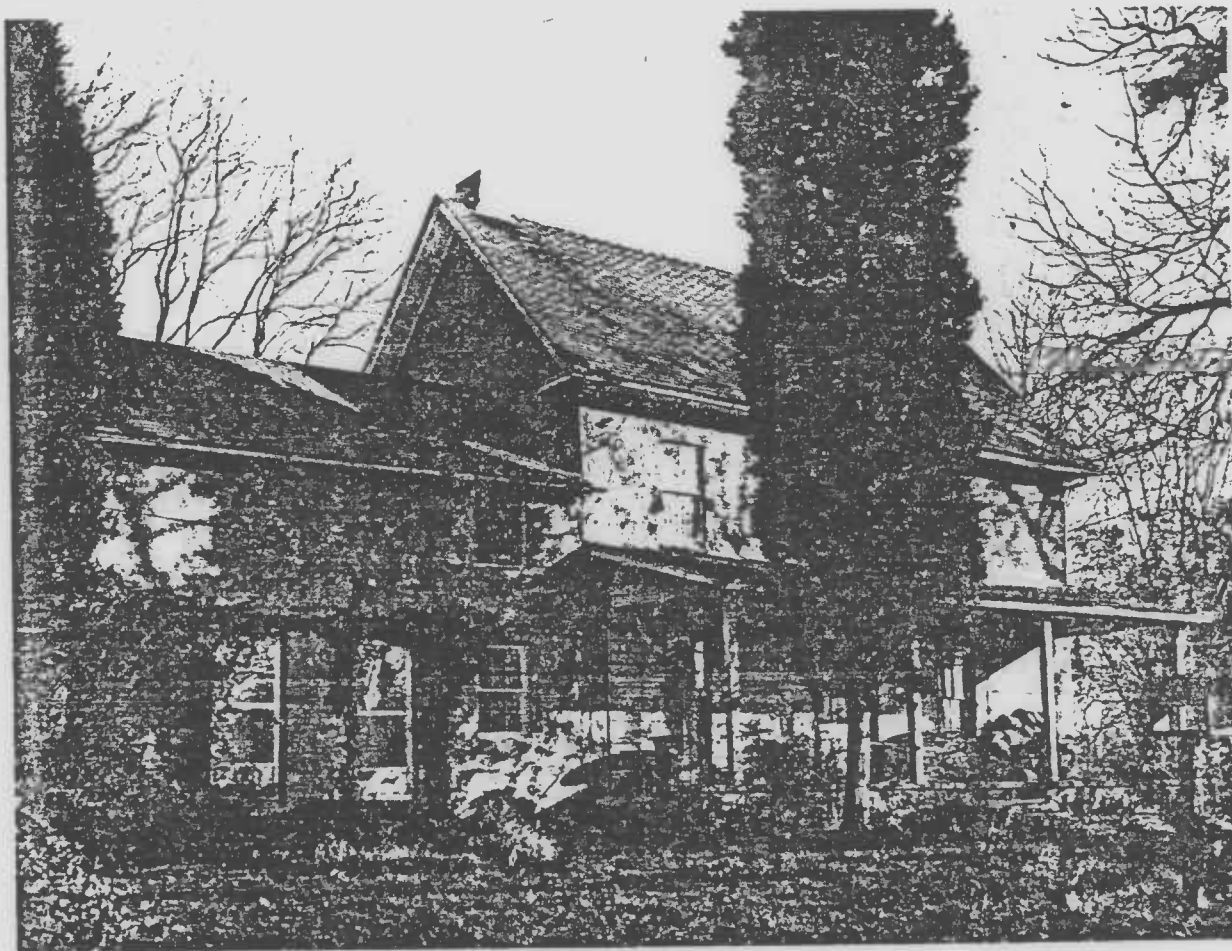
STEPHEN COCKEY HOUSE

A short distance back from the intersection of Falls Road and Green Spring Valley Road is one of the old Cockey homesteads. It is reached by a narrow lane that runs between the Green Spring Inn and Graceline Kitchens, both of which are situated on former Cockey land. The property on which the house stands remained in the family's hands for two centuries. It would seem that the house was named after the Stephen Cockey who owned it from 1784 to 1797.

This property was acquired in 1725 by Thomas Cockey, brother to Captain John Cockey who lived at Oakdene (Summerfield). On 2 December of that year Thomas purchased from Jonathan Tipton 600 acres, parts of *Poor Jamaica Man's Plague, Port Royal, and Addition to Port Royal*, most of which lay on the east side of Falls Road

and north of Joppa Road. Thomas died about 1737 in Anne Arundel County and apparently never lived in the Green Spring Valley. By his will this Valley land was left to his nephew, Thomas Cockey, then age thirteen, son of Captain John Cockey.¹

The younger Thomas Cockey acquired almost 2,500 acres of land in Middle River and Back River Upper Hundreds in Baltimore County. Although he was chosen in 1751 as a vestryman for St. Thomas' Church, a position offered to men of good character and dependability, the explanation given in 1779 by his wife Prudence for having left him three years earlier presents a different picture of the man. She charged that her husband Thomas had, among other atrocious acts, cruelly whipped and cut with a knife one



The Stephen Cockey House
Photograph by Thomas W. Mele II

HISTORIC HOUSES

of his Negro men, and shot another; that he had stabbed his son John with a knife, badly wounding him; that he had accused his son Thomas of stealing his gold watch; that he had offered his "favorite" daughter, Achsah, £1,000 to poison her mother; and that he had pointed a loaded pistol at Prudence and ordered her to leave immediately or be killed. Mrs. Cockey left, even though it was night, and took refuge in a neighbor's house. Cockey also tried three times to hang himself.²

Thomas Cockey lived in the Worthington Valley at *Melinda's Prospect*, and when he died in 1784 he left his real estate holdings to his sons: his "beloved son" Charles received parts of *Selsed* and *Addition to Poor Jamaica Man's Plague*, and all of *Land's End*; his "loving son" John was given among other lands the remainder of *Addition to Poor Jamaica Man's Plague*; his "beloved sons" Stephen and Caleb inherited properties in the Worthington Valley; and all four sons named were to divide the residue of the property not specifically mentioned in his will, with Charles receiving the home place. That Thomas Cockey was displeased with his son Thomas, Jr., was quite clear, for he left him one shilling sterling and stated that he was "never [to] enjoy any part of my estate."³

The 1798 tax list shows both Stephen and Caleb Cockey as owning portions of the land tracts that comprised the Stephen Cockey homestead. No buildings were listed on Caleb's land, but a considerable number were mentioned as being on that part of *Poor Jamaica Man's Plague* owned by Stephen Cockey, who died a year before the assessment was made. These buildings included: 1 log dwelling house, 14 x 16 feet; 2 log dwelling houses, 16 x 20 feet each; 1 log granary, 10 x 16 feet; 1 log barn, 22 x 36 feet; 1 log stable, 18 x 20 feet; 1 log stable, 22 x 32 feet; 1 frame barn, 24 x 44 feet; 1 corn house, 10 x 16 feet; and 2 old frame and log lumber houses, each 10 feet square. A personal inventory of Stephen Cockey's belongings was taken on 18 December 1797 and a value assigned of £983.11.8. An additional inventory taken on 24 August 1798 totaled £139.14.6.⁴

The main portion of the Stephen Cockey House was built of log covered with clapboard, and one of the three log dwellings listed in the tax list was probably this house. It seems likely that it was this Stephen Cockey who built the

house that carries his name. When repairs were made in the 1920s to the oldest part of the house, the 1725 deed from Tipton to Thomas Cockey and an old gun were found between the walls. Stephen was unmarried, and by his will filed on 3 June 1797 his estate was divided among his relatives. The homestead passed to his brother John.⁵

On 17 August 1785 John Cockey married Mary Cole, by whom he had three sons and one daughter. In 1823 he bought the three tracts that comprised the Willowbrook (Wilton Wood) estate, which he willed to his daughter Elizabeth. Further proof that John Cockey was living at the Stephen Cockey homestead is revealed in the 1808 will of his uncle, Captain John Cockey, who refers to land lying "between John Cockey of Thomas and Richard Caton [of Brooklandwood]." Also, John Cockey was buried on this estate when he died in 1824. This burial ground "of John Cockey, Jr.," still in existence though in run-down condition, was located "at the end of a lane leading from beside the Green Spring Inn on Falls Road up to the old Stephen Cockey homestead," about 1,200 feet behind the dwelling. An inventory of Cockey's personal estate, made on 6 December 1824, totaled \$803.92½. Debts in the amount of \$6,720 were due the deceased.⁶

John Cockey of John married on 17 November 1814 Mary A. Fishpaw, and they had at least six children. It is known with certainty that they lived in the old house and that he farmed his 180 acre estate. In 1850 "John Cockey, Sr.," owned real estate valued at \$10,000. At the time, his daughter Sarah, age twenty-five, son Stephen, age fifteen, son and daughter-in-law, Charles, age twenty, and Emile J(ane), age twenty-four, were in his household. By 1870 "John Cockey, Sr.," then eighty-one, owned real estate worth \$29,790. His son Stephen and daughter Sarah J. were in his household.⁷

"John Cockey, Sr.," died in 1873. An inventory of his personal estate was made soon after. The household furnishings, farm animals, tools, and crops were appraised at \$2,429.60, with an additional \$977.60 in cash in the house. Cockey was buried in the family graveyard beside his wife who had died twenty-seven years earlier. Other Cockey family members who were buried here were the children of John and Mary (Cole) Cockey: John Cockey (1788-1873) and his wife,

STEPHEN COCKEY HOUSE

Mary A. (Fishpaw) Cockey (1792-1846), and Thomas Cockey (1787-1816). Also buried here are John and Mary (Fishpaw) Cockey's children: Charles O. Cockey (1830-1896), Stephen Cockey (1835-1920), Harriet Parks (1832-1861), wife of John Cockey, Jr., and their infant son, Harah May (1860-1861), and the three children of John Cockey, Jr., by his second wife, Emma Hall; Elizabeth (Cockey) Skipper (1820-1887), her husband, Nimrod Skipper (1819-1852), and their daughter, Mary Ann (Skipper) Collings (1842-1866); Mary Ann Cockey (Parsons) Reed (1835-1897), daughter of Edmund and Mary Ann (Cockey) Parsons, and her husband, Samuel John Reed (1827-1894), and their two infant sons, John Edmund (1855-1856) and Samuel Beauregard (1863-1864). There are names other than Cockey-related names found here as well. In 1956 John and Mary (Fishpaw) Cockey and their sons, Charles O. and Stephen, were re-interred in the cemetery at Sater's Baptist Church.⁸

By his 1873 will "John Cockey, Sr.," left to his son John, Jr., "the tavern and lot now occupied by him [John, Jr.]," 3 acres, which was known as Cockey's Tavern for many decades. To his son Charles and daughters Elizabeth Hammill and Sarah Jane Cockey, John Cockey left his farm on Chestnut Ridge called *Stansbury's Plains*, 346 acres, which had been willed to the testator by his uncle Stephen Cockey, "to be divided three ways." His son Stephen received *King's Evil*, 62½ acres on Chestnut Ridge; and another son, Samuel, was left *Pleasant Green*, 65 acres on Chestnut Ridge; both tracts had been willed to the testator by his uncle. Sons Samuel and Stephen were left the homestead, 180 acres, to be divided by a line which began "on the Falls Turnpike Road about half way between the blacksmith and wheelwright shop and the log dwelling house and to run in an easterly direction through the said farm on which I live to the farm now occupied and owned by John G. Rider." The portion north of the line went to Samuel; the portion south, containing the house described as "the log dwelling house" and the cemetery, went to Stephen.⁹

Stephen Cockey was a bachelor, and before he died in 1920 he had had his 77½ acre estate divided into five lots, leaving one to each of his four nephews and one niece, children of his brother Charles O. Cockey. Lot number one,

"the Tavern House Lot," 2.07 acres, containing a dwelling and stone stable, went to Joseph D. Cockey. The property was then worth \$3,500. Today the Graceline Kitchens maintains its office, showroom, and shop in the old house and stable which were once known as Cockey's Inn. Lot number three, 21.82 acres, containing a dwelling house, stable, and barrack, together worth \$5,700, went to Sterling L. Cockey. The Windy Valley Drive-In and an Exxon station are on this land now, as well as part of the golf range behind them. Lot number four, 21.82 acres of unimproved land appraised at \$6,600, was willed to Laura (Cockey) Bosby. Lot number five, 33⅔ acres of unimproved land valued at \$7,000, was left to Stephen Edgar Cockey. Both of these lots have subsequently been divided and sold and contain numerous private homes. Lot number two, 19.37 acres, containing the main dwelling, corn house, shop, and dairy, appraised at \$6,300, was left to Charles Thomas Cockey. Stephen Cockey's will carried the restricting clause that this last lot was "subject to right of ingress and egress to and from the graveyard." The Green Spring Inn stands on a small portion of this lot.¹⁰

On 9 February 1924 Charles Thomas Cockey, widower, sold his property and the old Stephen Cockey House to Thomas McCaffrey for \$9,400, with the stipulation that the cemetery be reserved and that the road leading to it always remain open. It was Mr. McCaffrey who found the old deed and gun in the wall of the house when he repaired it in 1924.¹¹

As has been stated, the main portion of the large house was built of log covered with clapboard. A stone addition was later added to the north side. The house was painted white and for years had green trim. There is a description of the house dating from the 1950s, at which time there was a massive door of four panels with an old knocker at the main entrance. Inside was a wide hall with a large and well-proportioned parlor on the right and an equally large room on the left. The parlor had four big windows that once overlooked the fields and orchard. Here was a brick fireplace and a large original mantel of fine wood with panels on either side with grooved trim.¹²

A massive stairway between these two rooms had wide gently rising steps and hand-turned balusters and rails of walnut; the stairway led

HISTORIC HOUSES

to the second floor, with the rail being carried along the upper hallway. The stone addition on the north side of the house contained two rooms down and three rooms and a bath (added by the McCaffreys) up. The downstairs rooms each had front and back entrances as well as their own winding stairways to the floor above. These stairs were very wide at one end, but at the turn they narrowed so much that they were difficult to climb. The one room was used as a kitchen and the other as a living room, though in its earlier years it had obviously been the kitchen as it had an immense open fireplace with a crane.¹³

The entire house had heavy doors with old-fashioned latches in place of door knobs. The whole building was modernized by the McCaffreys. North of the house stands the stone smokehouse now used as a storage area.¹⁴

Today the old Stephen Cockey House is crowded by overgrown hedges and trees. The open fields that could once be seen from any window are covered by houses and commercial businesses. Time and progress have not been kind to this house.¹⁵

COME BY CHANCE

On the northeast corner of the intersection of Park Heights Avenue and Green Spring Valley Road is a formal brick house with the provocative name *Come By Chance*. There is a story about the origin of this name. One dark night Richard Gist was riding through the Valley when a storm forced him to seek shelter in a grove of trees. He awoke in the morning to discover two natural springs on the property and a slight rise of ground ideally suited to a house. He was so taken with the property that he was said to have acquired it, built his house, and named the place *Come By Chance* as he had literally come upon the property by accident.¹

This is a charming story, but unfortunately not true. The tract *Come By Chance*, 50 acres, was actually surveyed on 16 January 1719/20 for William Bennett. Two days later he assigned his right to the property to John Dorsey, deputy surveyor for Baltimore County. Dorsey conveyed the tract to James Catcham on 31 July 1727 in exchange for 2,400 pounds of tobacco. In December 1744 John and Sarah Derumple sold the land to Samuel Owings.²

There are no deeds among Baltimore County land records showing any transfer of ownership of *Come By Chance* between 1727 and 1744. Thus it appears that Sarah Derumple was either the widow of James Catcham or his daughter.

In fact, neither Richard Gist nor any member of the Gist family ever owned the property. Several accounts of the history of *Come By Chance* claim that the oldest portion was erected between 1733 and 1744, in which case the builder would probably have been either Cat-

cham or Derumple, yet there has been no reference to either family in references to the Valley. In this section of the house, the front or eastern end, the walls are all 18 inches thick. A solid mahogany door opens into a front hall with a parlor on each side and a lovely curving staircase leading to two bedchambers above. The basement is native fieldstone. As we shall see, it is doubtful the house was built before the 1830s.³

Samuel Owings (discussed more fully in the chapter on Green Spring Punch), retained this property from 1744 until his death in 1775, when the tract was left to his son, Bale Owings. This Owings was a bachelor who, at his death on 30 December 1781, willed all his land equally to his three nephews: Samuel Owings III, son of his brother Samuel, Jr.; Bale Owings, son of his brother Christopher; and Thomas Bale Owings, son of his brother Thomas. On 8 April 1791 Samuel Owings, Jr., released all claim as heir-in-law to his deceased brother's estate, and the three nephews then divided the inheritance. Samuel III received two parcels, totaling 133¼ acres, of the tracts *Urath's Fancy*, *Come By Chance*, and *Severn*; Bale received 187½ acres of *Urath's Fancy* and *Severn* (which he sold five years later to William Stone); and Thomas Bale received two parcels, totaling 218½ acres, of *Urath's Fancy*, *Come By Chance*, *Severn*, and *Owings' Traverse*. Interestingly, there is a deed made by Samuel III and Bale Owings granting Samuel Owings, Jr., the right to enter their land and cut a ditch to join the branches of the Jones Falls clear across the Valley. However, this

Jonathan Tipton } Date the 3rd day of
to } December 1/25 Beginning
Thomas Cockrey } at a bound maple standing by
Branch 666 the deep Branch
being a tree of 600 ft high and a tree of
land 6000 acres and running thence south four
east one hundred and twenty perches thence north
forty degrees east four hundred and eighty perches
thence north forty degrees west one hundred and thirty
perches thence north forty degrees west seventy perches
thence north thirty five degrees west one hundred and
two perches thence west 21 perches thence south 5
5 degrees west 78 perches then south 20 6 perches
then south 52 degrees west 92 perches then south
24 degrees east 25 perches then south west
70 perches then south 4 degrees west 36 perches
then with a straight line to the Beginning
tree containing 600 acres of land more or less
True North from S. S. N. 10 N. 10 W. 211
W. 111

PLAT

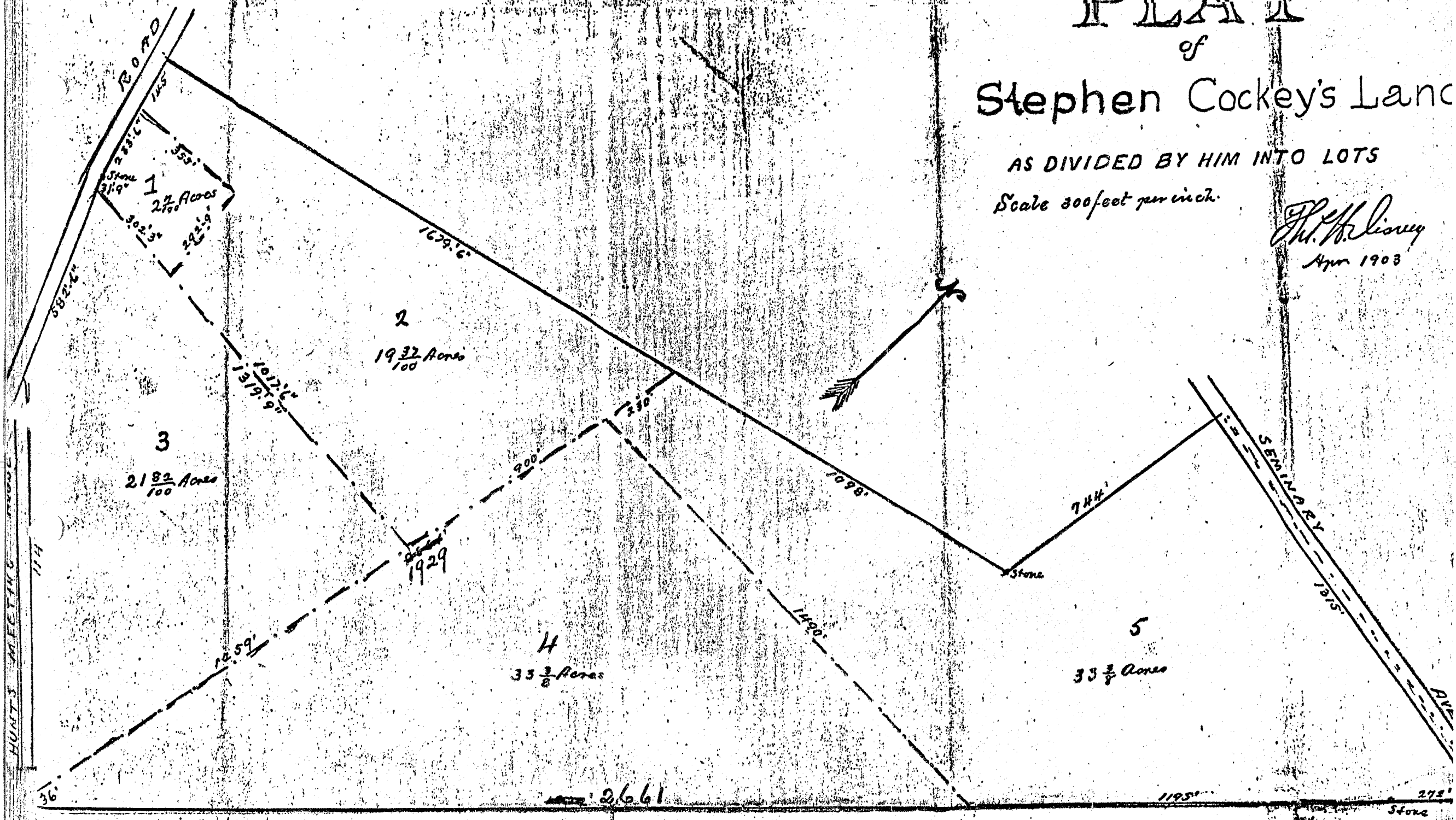
BA-1665

of
Stephen Cockey's Land

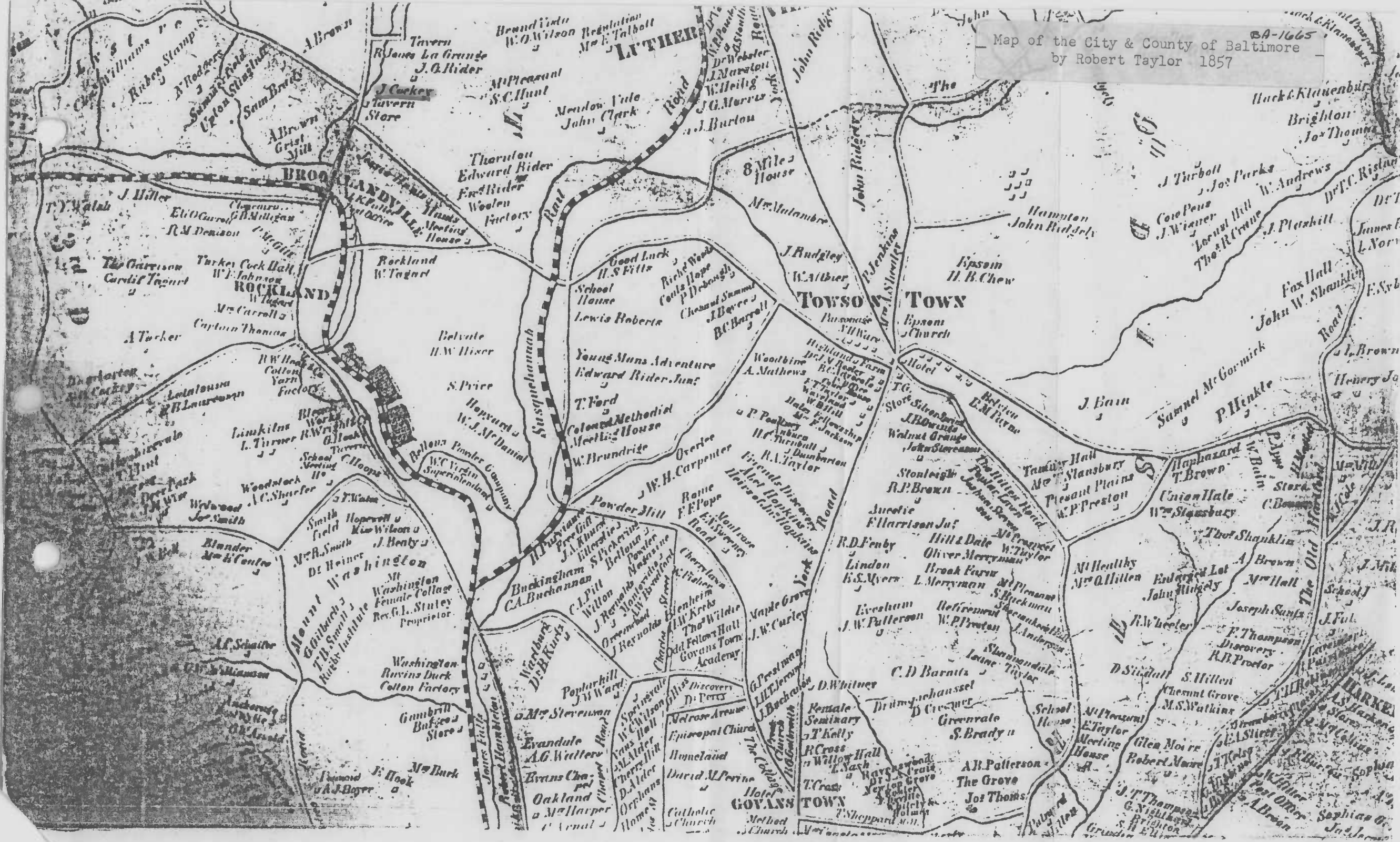
AS DIVIDED BY HIM INTO LOTS

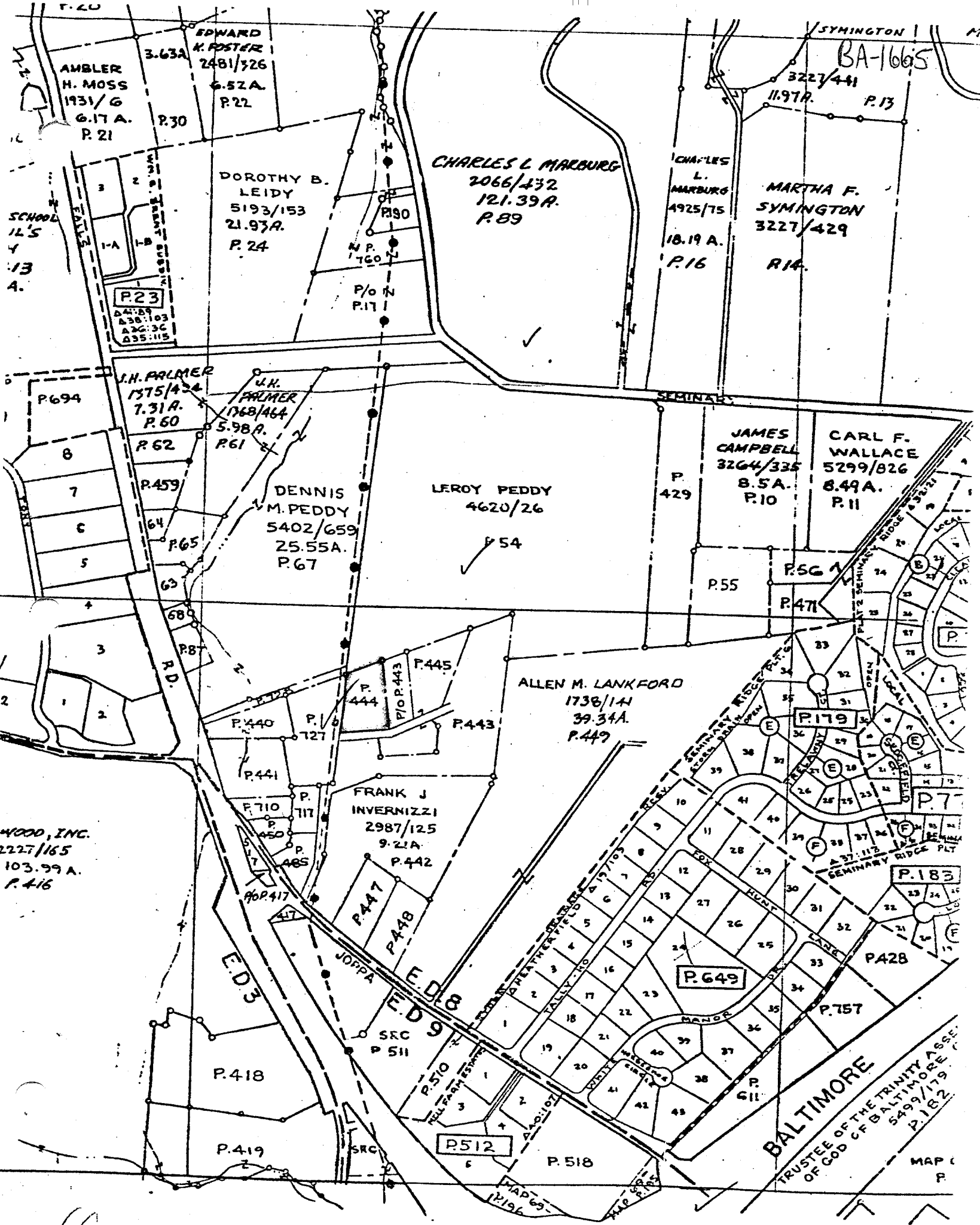
Scale 300 feet per inch.

J. H. Lisney
Apr 1903



Map of the City & County of Baltimore
by Robert Taylor 1857





AMBLER
H. MOSS
1931/6
6.17 A.
P. 21

EDWARD
K. FOSTER
2481/326
6.52 A.
P. 22

DOROTHY B.
LEIDY
5193/153
21.97 A.
P. 24

CHARLES L. MARBURG
2066/432
121.39 A.
P. 89

CHARLES
L. MARBURG
4925/75
18.19 A.
P. 16

MARTHA F.
SYMINGTON
3227/429
R. 14

J.H. PALMER
1755/424
7.31 A.
P. 60

J.H. PALMER
1768/464
5.98 A.
P. 61

DENNIS
M. PEDDY
5402/659
25.55 A.
P. 67

LEROY PEDDY
4620/26
P. 54

JAMES
CAMPBELL
3264/335
8.5 A.
P. 10

CARL F.
WALLACE
5299/826
8.49 A.
P. 11

ALLEN M. LANKFORD
1736/141
39.34 A.
P. 447

FRANK J.
INVERNIZZI
2987/125
9.21 A.
P. 442

WOOD, INC.
2227/165
103.99 A.
P. 416

P. 418

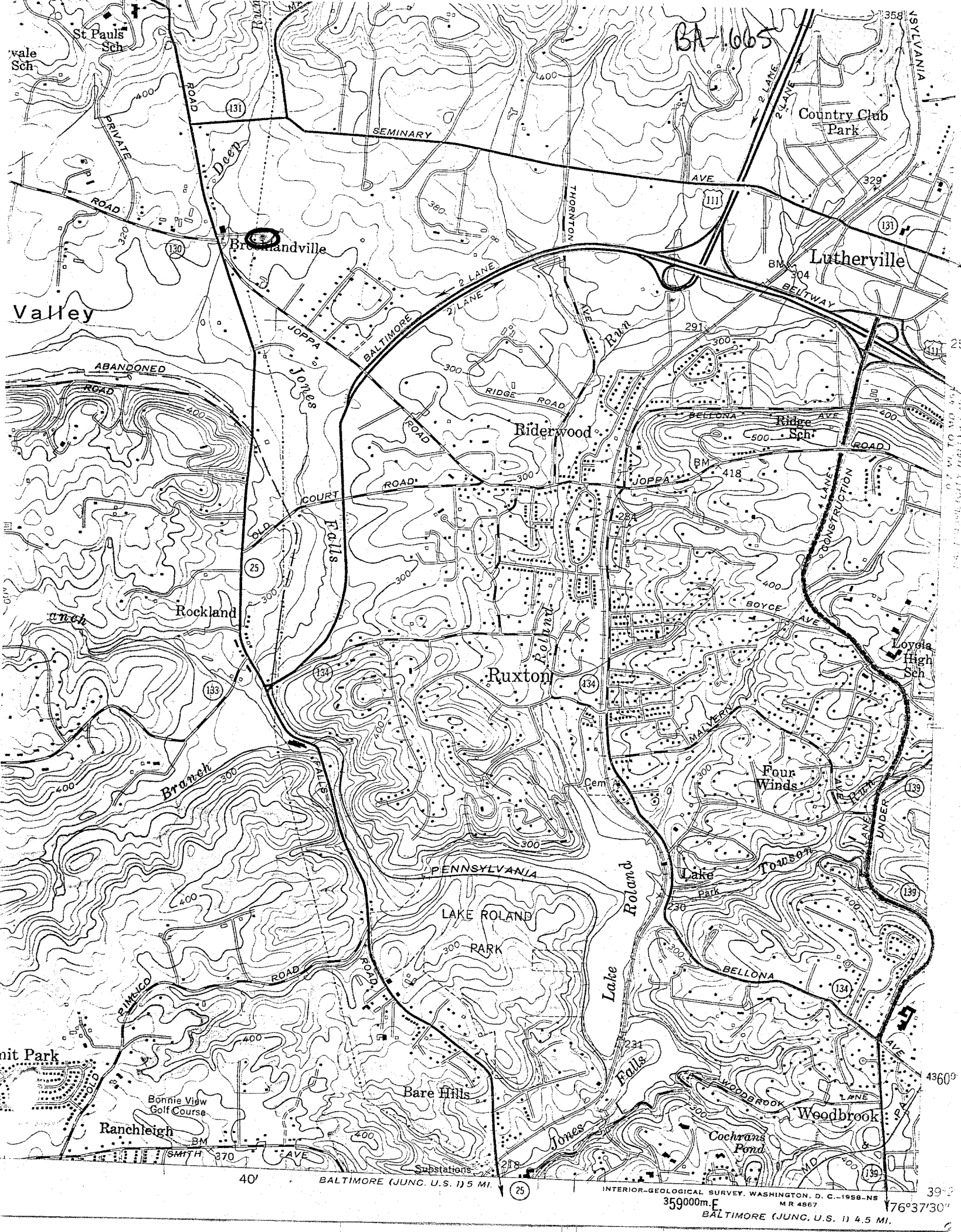
P. 419

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BALTIMORE
TRUSTEE OF THE TRINITY ASSOCIATION
OF GOD OF BALTIMORE
5499/179
P. 182

MAP
P.



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PENNSYLVANIA

Country Club Park

Lutherville

Brodlandville

Riderwood

Rockland

Ruxton

Loyola High Sch

Four Winds

LAKE ROLAND

Lake Roland

BELLONA

Woodbrook

Ranchleigh

Bare Hills

Cochran's Pond

INTERIOR-GEOLOGICAL SURVEY, WASHINGTON, D. C. 1958-NS

359000m. E

MR 4867

BALTIMORE (JUNC. U.S. 1) 4.5 MI.

39° 2'

76° 37' 30"



BA-1665

STEPHEN COCKEY HSE.
E. FACADE

W. NIELD
3/79



BA-1665

STEPHEN COCKEY HSE.

W. FACADE
DETAIL

W. NIELD

7/79



BA-1665

STEPHEN COCKEY HSE
S.W. CORNER

W. NIELD
3179



BA- 1665

STEPHEN COCKEY HSE.

E. FACADE

W. NIELD

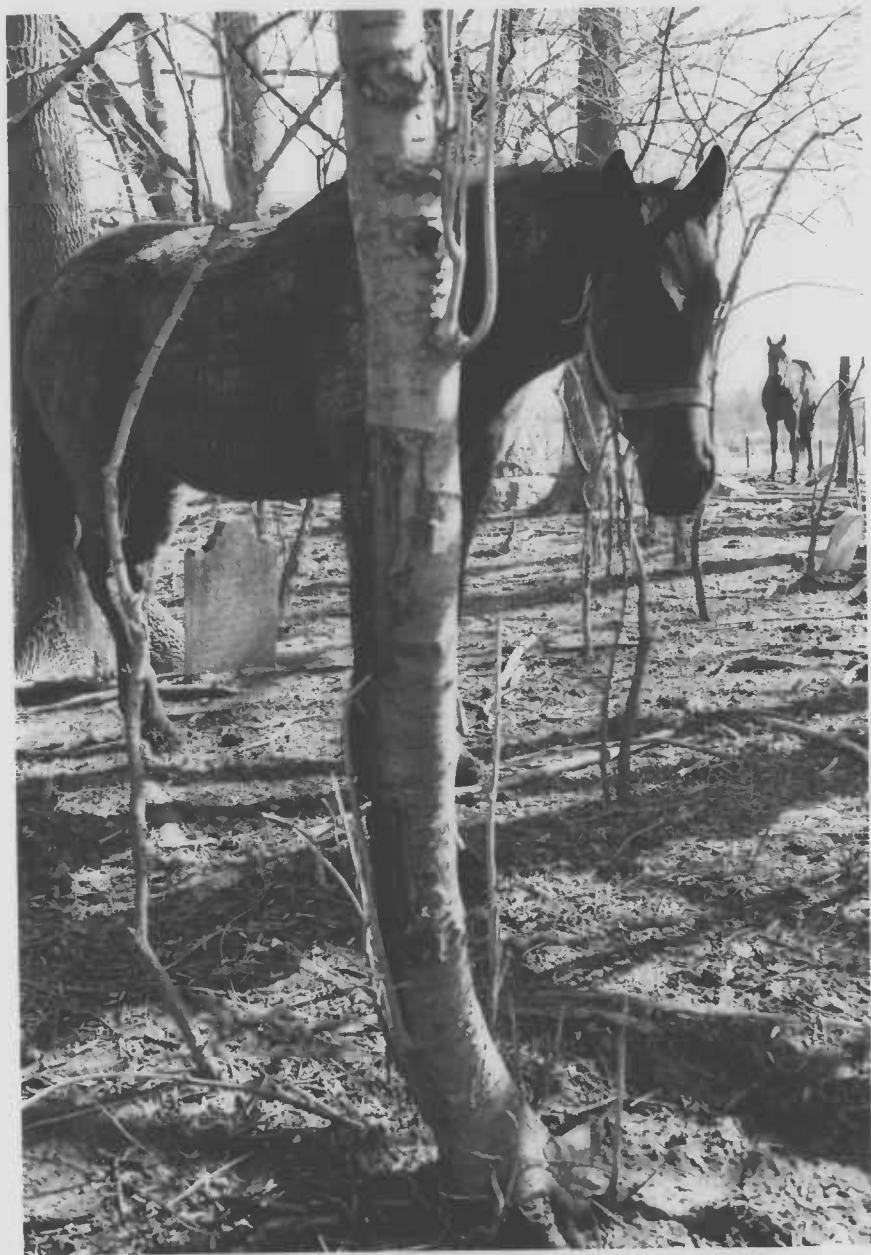
7/79



BA-1665

MEATHOUSE -
STEPHEN COCKEY HSE.
S.W. CORNER

W. NIELD
3/79



BA-1665

COCKEY FAMILY GRAVEYARD

W. NIELD
3/79



BA-1665-B

BANK BARN-
STEPHEN COCKEY HSE.
N.W. CORNER

W. NIELD
7/79